

PURPOSE OF SURVEY:

The purpose of this Plat is to accompany a subdivision application prepared to remove an Agricultural Restriction from an existing parcel of land created by that Certificate of Survey on file in the Office of the Clerk and Recorder, Cascade County, Montana, indexed as Certificate of Survey Number 3201. Said parcel of land to be known as the Remaining Tract, created by aforementioned Certificate of Survey.

CERTIFICATE OF OWNERS:

State of Montana)
County of Cascade)ss

That we, the undersigned property owners, do hereby certify that we have caused to be surveyed the foregoing tracts of land as shown and more particularly described hereon;
That we, Ronald W. Eli and Spence I. Eli, the undersigned and current owners of:

Remaining Tract, COS #3201

Remaining Tract as depicted on that Certificate of Survey filed in the Office of the Clerk and Recorder, Cascade County, Montana, indexed as COS#3201, situated in the Northeast one-quarter of the Southwest one-quarter (NE1/4SW1/4) of Section 24, Township 21 North, Range 1 East, Principal Meridian of Montana.

Said Remaining Tract secondarily and subordinately described as follows:

COMMENCING, at the One-Quarter Section corner common to Section 24 and 25, Township 21 North, Range 1 East, being marked by a 1/2 inch diameter rebar; THENCE, N 00°10'44" E, 1722.80 feet, along the North-South mid-section line of said Section 24 to a point, being marked by a 1/2 inch diameter rebar; THENCE S72°11'30" W, 31.54 feet, to a point of intersection with the westerly Right-of-Way as that road commonly known as Fourth Street and the true POINT OF BEGINNING, being referenced by a 1/2 inch diameter rebar with a yellow plastic cap inscribed "M. Henen 9523 LS"; bearing N89°33'E, 0.2 feet;
CONTINUING, S 72°11'30" W, 333.84 feet, to a point, being marked by a 1/2 inch diameter rebar;
THENCE, S 17°49'53" E, 139.52 feet, to a point of intersection with the northerly Right-of-Way of that Highway commonly known as U.S. Highway 89, being marked by a 1/2 inch diameter rebar with a yellow plastic cap inscribed "M. Henen 9523 LS";
THENCE, S 72°16'00" W, 201.52 feet, along said Right-of-Way to a point, being the Southeast corner of Lot 5A, Block 1 of the Sundowner Tracts and marked by a 1/2 inch diameter rebar;
THENCE, N 17°51'28" W, 362.91 feet, along the east line of said Block 1 to a point of intersection with the southerly Right-of-Way of that road commonly known as Couch Avenue, being marked by a 1/2 inch diameter rebar;
THENCE, N 60°52'30" E, 459.24 feet, along said Right-of-Way to a point, being marked by a 1/2 inch diameter rebar with a yellow plastic cap inscribed "M. Henen 9523 LS";
THENCE, S 29°16'31" E, 51.60 feet, to a point, being marked by a 1/2 inch diameter rebar with a yellow plastic cap inscribed "M. Henen 9523 LS";
THENCE, S 60°42'59" E, 110.21 feet, to a point, being marked by a 1/2 inch diameter rebar with a yellow plastic cap inscribed "M. Henen 9523 LS";
THENCE, S 89°47'22" E, 56.37 feet, to a point of intersection with the westerly Right-of-Way of that road commonly known as Fourth Street, being marked by a 1/2 inch diameter rebar with a yellow plastic cap inscribed "M. Henen 9523 LS";
THENCE, S 00°10'44" W, 173.52 feet, along said Right-of-Way, to the POINT OF BEGINNING.

Said Remaining Tract encompasses 3.99 Acres more or less.

That said Remaining Tract is subject to a 20 foot sewer easement;

That we, Ronald W. Eli and Spence I. Eli desire the Agricultural Restriction on said Remaining Tract be removed and revoked.

That said Remaining Tract subject to any other easements, restrictions, reservations, rights-of-way, and conditions of sight and/or record including, but not limited to those shown hereon;

That said survey has been performed with free consent and in accordance with the desires of the undersigned owners and proprietors of said lands;

EXEMPT FROM REVIEW:

That the purpose of this Plat is to retrace the boundaries of both Parcel No. 1 and the Remaining Tract created by that Certificate of Survey filed in the Office of the Clerk and Recorder, Cascade County, Montana, indexed as COS#3201, and therefore is exempt from review as a subdivision by definition pursuant to Montana Code Annotated Section 76-3-103.

That said Remaining Tract will continue to be constrained by those sanitary restrictions placed at the time it was created as cited on that Certificate of Survey on file with the Office of the Clerk and Recorder, Cascade County, Montana, indexed as COS#3201 and filed on December 29, 1995, whereas "...no structures requiring water or sewage facilities are to be erected or utilized; therefore the remainder is also exempt from review by the Department of Health and Environmental Sciences pursuant to A.R.M. 16.6.05(1)(h)..."

Ronald W. Eli
Dated this ____ day of ____, 2019.

Spence I. Eli
Dated this ____ day of ____, 2019.

ACKNOWLEDGMENT

State of Montana)
County of Cascade)ss

The foregoing instrument was acknowledged before me by Ronald W. Eli this ____ day of ____, 2019.

Witness my hand and official seal.

Signature of Notary

Name (printed)

Residing at:

My Commission expires:

ACKNOWLEDGMENT

State of Montana)
County of Cascade)ss

The foregoing instrument was acknowledged before me by Spence I. Eli this ____ day of ____, 2019.

Witness my hand and official seal.

Signature of Notary

Name (printed)

Residing at:

My Commission expires:

SURVEY COMMISSIONED BY:

Ronald W. Eli
Vaughn, Montana

TRACT SUMMARY:

Total Number of Tracts: 2

Total Project Acreage: 4.49 Acres
Parcel No. 1 Acreage: 0.50 Acres
Tract 2B Acreage: 3.99 Acres

Preparation Date: June 28, 2019

Final Revision Date: July xx, 2019

NOTICE OF AGRICULTURAL AND INDUSTRIAL ACTIVITIES:

Take notice that these parcels are in the vicinity of existing agricultural and industrial activities that may affect the use and/or enjoyment of the parcel(s).

NOTES:

The Basis Bearings for this survey is N 00°19'44"E along the North-South section line common to Sections 25 and 26, being measured between the section corner common to sections 23,24,25 and 26, and the quarter-section corner common to sections 25 and 26 not shown hereon.

Record information shown hereon as (REC-A) is referenced to that Certificate of Survey filed in the Office of the Clerk and Recorder, Cascade County as COS#3201.

Record information shown hereon as (REC-B) is referenced to that subdivision entitled "Sundowner Tracts - A Minor Subdivision Plat in the E1/2SW1/4, Section 24, T.21N, R.1E, M.P.M. Cascade County, Montana" and the associated Amendment entitled "Amended Plat of Lot 5, Block 1, Sundowner Tracts - A Minor Subdivision Plat in the E1/2SW1/4, Section 24, T.21N, R.1W, M.P.M. Cascade County, Montana" filed in the Office of the Clerk and Recorder, Cascade County and indexed as A-2152.

Record information shown hereon as (REC-C) is referenced to the State of Montana Highway Commission Plat showing land required for right of way, for Federal Aid Project NH 3-1(14)0 F, dated 1999, and available through the Montana Department of Transportation.

Record information shown hereon as (REC-D) is referenced to that subdivision entitled "Amended Plat of Lot 1, Block 1, Sundowner Tracts, Situated in the SW1/4, Section 24, Township 21 North, Range 1 East, P.M.M. Cascade County, Montana" filed in the Office of the Clerk and Recorder, Cascade County as Document No. P-2014-000026 PL.

The record information shown hereon as (REC-E) is referenced to the Field Notes of the Survey of the Subdivision Lines of Township No 21 North, Range No. 1 East, Principal Meridian Montana Territory, as surveyed by United States Deputy Surveyors dated 1869, available through the United States Department of Interior, Bureau of Land Management, Public Room.

Easements of sight and record not shown hereon may exist.

No underground utilities or subsurface improvements were mapped as part of this survey except where specifically indicated.

CERTIFICATE OF TREASURER

State of Montana)
County of Cascade)ss

I, Diane Haikkila, County Treasurer of Cascade County, Montana, do hereby certify that pursuant to section 76-3-207(3) M.C.A., I have examined the records covering the areas included in the accompanying Plat, and find all taxes on same have been paid to date.

Diane Haikkila, Cascade County Treasurer

CASCADE COUNTY PLANNING BOARD CERTIFICATE:

I, _____, the chairman of the Cascade County Planning Board, Cascade County, Montana, and I, _____, the Planning Administrator of the Cascade County Planning Division, do hereby certify that the accompanying Plat has been examined and found to conform to law and was approved at a meeting held on the ____ day of ____, 20__.

Chairperson,
Cascade County Planning Board

Planning Administrator
Cascade County Planning Division

CASCADE COUNTY COMMISSION:

The County Commission of Cascade County, Montana does hereby certify that it has examined this Plat and found the same to conform to law, and approves said Plat at a meeting held on the ____ day of ____, 20__.

Chairperson,
Cascade County Commission

Attest:
Rina Fontana Moore
Cascade County Clerk and Recorder

CASCADE COUNTY HEALTH DEPT. CERTIFICATE:

CERTIFICATE OF SURVEYOR:

State of Montana)
County of Cascade)ss

I, Matthew D. Morris, of Choteau, Montana, hereby certify that this map was made from notes taken during an actual survey performed under my direction during the months of May through June 2019, and from records on file with the Office of the Clerk and Recorder, Cascade County, Montana;

that this Plat correctly represents the points and corners as set or found at the time of said survey;

Dated this ____ day of July, 2019.

Matthew D. Morris, PLS
Montana Professional Land Surveyor
Registration Number 16968

PRELIMINARY PLAT
of
PARCEL NO. 1 AND THE
REMAINING TRACT OF
CERTIFICATE OF SURVEY # 3201

LOCATED WITHIN THE
NE1/4SW1/4 SECTION 24
T. 21 N., R. 1 E., P.M., MT,
CASCADE COUNTY, MONTANA

Morris Land Surveys, P.L.L.C. P.O. Box 513, 19 3rd Street Northeast, Choteau, MT 59422 (406) 466-3550